Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	50 Warner Avenue, Ashburton Vic 3147

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,002,000 Property Type House Suburb Ashburton

Period - From 07/02/2022 to 06/02/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	42 Albert St MALVERN EAST 3145	$2,200,000	19/10/2022
2	8 Sun Rise ASHBURTON 3147	$2,135,000	22/10/2022
3	10 Baker Pde ASHBURTON 3147	$2,005,000	26/11/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 07/02/2023 12:25

50 Warner Avenue, Ashburton Vic 3147

shelter.
Real Estate
Mike Millington
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0411 300 205
michael@shelterrealestate.com.au



4 3 4

Rooms: 8
Property Type: House (Res)
Land Size: 710 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
07/02/2022 - 06/02/2023: $2,002,000

Surrounded by parkland, this modern home's generous proportions have been meticulously upgraded to offer superior quality and comfort near fine family amenities

Comparable Properties



42 Albert St MALVERN EAST 3145 (REI)

3 1 4

Price: $2,200,000
Method: Private Sale
Date: 19/10/2022
Property Type: House
Land Size: 693 sqm approx

Agent Comments



8 Sun Rise ASHBURTON 3147 (REI)

4 2 2

Price: $2,135,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)

Agent Comments



10 Baker Pde ASHBURTON 3147 (REI)

4 2 2

Price: $2,005,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 587 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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